

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): El Monte

State: CA

PJ's Total HOME Allocation Received: \$17,869,523

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	92.59 %	94.82 %	52	94.94 %	30	29	
% of Funds Disbursed	80.22 %	83.49 %	58	84.35 %	18	24	
Leveraging Ratio for Rental Activities	3.77	5.69	46	4.59	37	43	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	73.69 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	52.40 %	60.98 %	54	68.05 %	19	23	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	77.05 %	78.15 %	56	79.65 %	30	31	
% of 0-30% AMI Renters to All Renters***	54.92 %	41.60 %	19	44.76 %	74	70	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	86.07 %	91.58 %	73	94.31 %	12	12	
Overall Ranking:			In State:	26 / 92	Nationally:	49 50	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$46,386	\$32,063		\$25,245	122 Units	55.00 %	
Homebuyer Unit	\$51,638	\$19,349		\$14,395	44 Units	19.80 %	
Homeowner-Rehab Unit	\$21,974	\$26,200		\$20,186	17 Units	7.70 %	
TBRA Unit	\$11,537	\$2,753		\$3,142	39 Units	17.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): El Monte CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State: *
National: **

Rental

\$146,680
\$122,779
\$88,539

Homebuyer

\$154,995
\$107,438
\$71,594

Homeowner

\$27,753
\$26,987
\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 3.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	17.1	2.3	47.1	28.2
Black/African American:	1.9	2.3	0.0	5.1
Asian:	35.2	4.5	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	1.9	2.3	0.0	0.0
Asian/Pacific Islander:	1.0	29.5	0.0	2.6

ETHNICITY:

Hispanic	42.9	59.1	52.9	64.1
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HOUSEHOLD SIZE:

1 Person:	58.1	2.3	17.6	23.1
2 Persons:	23.8	15.9	35.3	15.4
3 Persons:	5.7	9.1	17.6	30.8
4 Persons:	4.8	40.9	5.9	17.9
5 Persons:	1.9	20.5	11.8	7.7
6 Persons:	1.9	11.4	5.9	2.6
7 Persons:	0.0	0.0	0.0	2.6
8 or more Persons:	3.8	0.0	5.9	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	4.8	9.1	5.9	38.5
Elderly:	71.4	2.3	35.3	15.4
Related/Single Parent:	9.5	4.5	35.3	30.8
Related/Two Parent:	7.6	72.7	23.5	10.3
Other:	6.7	11.4	0.0	5.1

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 #
HOME TBRA:	1.0	
Other:	1.0	
No Assistance:	98.1	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): El Monte

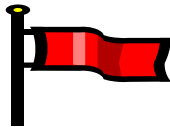
State: CA

Group Rank: 49
(Percentile)

State Rank: 26 / 92 PJs

Overall Rank: 50
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	52.4	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	77.05	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	86.07	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.48	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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